

December 23, 2019

Ms. Mary Young, Director
Westport Planning & Zoning Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

Subject: Coastal Area Site Plan Application to Retain Stone Planter and Landscape Wall at 50 Compo Mill Cove

Dear Ms. Young,

On behalf of our client, Pasquale Malpeso, I am hereby re-submitting a Coastal Site Plan Plan Review application for their property at 50 Compo Mill Cove in Westport. Dr. Malpeso is seeking authorization to retain a stone planter box and landscape wall situated along the western property line landward of the vegetated slope. As You are aware we withdrew the application last week in order to respond to the Town Engineer's letter we recieved the day before the hearing and the DEEP comments.

The application and the following information is being submitted:

1. 1 copy of the P&Z Site Plan/Special Permit Application form;
2. 1 copy of the Coastal Site Plan Review Application, dated 8.7.2019;
3. 1 letter from the property owners authorizing Tom Ryder to act his agent on this.
4. 5. The Tax Assessors field card for the subject property;
6. A list of the names and addresses of property owners within 250';
7. A map showing the properties within 250 feet of the subject property;
8. One copy of the Notice Letter for neighbors;
9. the certificate of mailing shall be submitted once the applictation has been accepted;

I understand and appreciate that the application fee has been waived for this resubmission. Once you have completed your initial review of the above information, please place tus on the January 9, 2020 Planning and Zoning Commission meeting agenda. If you have any questions or require any additional information, please contact me at 203-454-2110 X29 or at scheruk@landtechconsult.com. The above documents will be emailed to pandz@westportct.gov.

Very truly yours,
LANDTECH



Samantha Cheruk
Environmental Scientist
GIS Analyst

Cc: P.Romano
File

SITE PLAN / SPECIAL PERMIT APPLICATION

WESTPORT PLANNING and ZONING COMMISSION

FOR OFFICE USE ONLY

☐
☐
☒

SITE PLAN
SPECIAL PERMIT & SITE PLAN
CAM SITE PLAN

Application # _____
Submission Date: _____
Receipt Date: _____
Fee: _____

1. Property Address (as listed in the Assessor's records) 50 Compo Mill Cove
2. Property ID# (9 Digits - staff will provide) E04091000 Zone: A
3. This property is connected to: ☐ Septic or ☐ Sewer
4. Does this project involve demolition of structures 50+ yrs old or more? ☒ No ☐ If Yes = Visit HDC Rm 108, 341-1184.
5. Applicant's Name Tom Ryder/ LANDTECH Daytime Tel # 203.454.2110
Applicant's Full Address 518 Riverside Avenue Zip Code 06880
E-Mail: tryder@landtechconsult.com

NOTE: Below List Owner's Name(s) as it appears on the **DEED** (No abbreviations) If more space needed submit list.

6. Property Owner's Name Pasquale Malpeso Jr. Daytime Tel # 212.838.0090
Property Owner's Address 50 Compo Mill Cove Zip Code: 06880
E-Mail: _____
7. Agent's Name (if different): _____ Daytime Tel # _____
Agent's Address _____ Zip Code: _____
E-Mail: _____
8. Zoning Board of Appeals Case # (if any) _____
9. Existing Uses of Property: Single Family Residence
10. Describe Proposed Project: Retain stone planter box and landscape wall

11. For Special Permits, please indicate the Special Permit Use and the specific section of the Zoning

Regulations requiring a Special Permit for this use: _____

12. This property ☐ Is ☒ Is Not within 500 feet of an adjoining municipality.

13. List your Estimated time needed for your presentation at hearing: 15 Minutes

The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the zoning application.


Applicant's Signature (If different than owner)

Owner's Signature (Must be signed ¹)

1. If the applicant is unable to obtain the signature of property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

Westport Coastal Site Plan Review Application Form

For non-exempt projects to be submitted to **Westport Planning & Zoning Commission** or **Zoning Board of Appeals**. Please complete this form as per attached instructions and submit it to P&Z with the appropriate number of plans listed.

For Application Fees: See Appendix A "Land Use Fees," located at the end of "The Westport Regulations"

Page 1 of 8

Section I: Applicant Identification

Date: December 23, 2019

Applicant: LandTech Day Time Tel: 203-454-2110
Address: 518 Riverside Ave. E-Mail: _____
City/Town: Westport State: CT Zip Code: 06880
Project Address or Location: 50 Compo Mill Cove, Westport.

Property Owner: Pasquale Mapleso, Jr. Day Time Tel: 212-838-0090
Mailing Address: 50 Compo Mill Cove E-Mail: _____
City/Town: Westport State: CT Zip Code: 06880

List primary project representative for correspondence if other than applicant:

Name: _____ Day Time Tel: _____
Address: _____ E-Mail: _____
City/Town: _____ State: _____ Zip Code: _____

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, also check the appropriate boxes below to indicate that the plans are included in this application:

- ☒ Project location.
- ☒ Existing and proposed conditions, including buildings and grading.
- ☒ Coastal resources on and contiguous to the site.
- ☒ High tide line [as defined in CGS § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only.)
- ☐ 25-year and 100-year flood lines, if applicable.
- ☒ FEMA flood zone lines.
- ☐ Soil erosion and sediment controls.
- ☐ Storm water treatment practices.
- ☒ Ownership of adjacent properties.
- ☒ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Town of Westport Coastal Area Application Form

Section III: Written Project Information

Check the box to identify the plan or application that resulted in this Coastal Site Plan Review:

- ☒ CAM Site Plan Approval.
- ☐ Subdivision or Re-subdivision.
- ☐ Special Permit and CAM Site Plan Approval.
- ☐ Variance from the Zoning Board of Appeals.
- ☐ Municipal Project (CGS §8-24).

Part I: Site Information

1. Street Address 50 Compo Mill Cove
PID#: (9 Digits – staff will provide) E04091000 Zone: A
Gross Lot Area: 0.47±
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?
☒ YES ☐ NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Long Island Sound
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, and significant features of the project site: The property contains a single family residence, an outdoor kitchen area, an inground pool, and a concrete wall with a stone facade between the pool and the eastern property line. A stone wall runs along the western property line. A vegetated slope is being constructed under a previous permit between the pool and the western property line wall. This slope will cover up an existing shorter wall authorized under a previous permit. South of the pool and shoreline walls is a sand and cobble beach.
5. Indicate the area of the project site in acres 0.47± or square feet _____
6. Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B regarding proposed storm water best management practices):
 - ☐ Project or activity **will** disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities
 - ☒ Project or activity will **not** disturb 5 or more total acres of land area

Town of Westport Coastal Area Application Form

Part II.A.: Description of Proposed Project or Activity

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

This application is seeking to obtain authorization to retain a stone planter box and landscape wall situated along the western property line landward of the vegetated slope.

The planter box is approximately 25± feet long and 5± feet wide with a top of wall elevation of 11.2 which is the same elevation as the adjacent western property wall.

The landscape wall is approximately 18 feet long. The top of the landscape wall is at elevation 10.6. The landscape wall is needed to provide a level area next to the pool.

Part II.B.: Description of Proposed Stormwater Best Management Practices

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands.

If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary, or indicate on plans):

Neither the presence of the planter box nor the landscape wall require stormwater management as both structures are situated within sand.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Town of Westport Coastal Area Application Form

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	X	X		
Bluffs & Escarpments - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS § 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				X

* General Coastal Resource policy is applicable to **all** proposed activities

Town of Westport Coastal Area Application Form

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards,; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary)

- BEACHES & DUNES - a sandy upper beach and a cobble lower beach exists waterward of the seawalls. The beaches are in good condition. The project is consistent with the CCMA since there is no new shoreline structures, the planter box and landscape wall are constructed landward of authorized structures. Therefore, no waterward development has occurred and no alterations to tidal flow, water circulation or the dynamic nature (erosion and sedimentation) of the shoreline has occurred. Neither structure impacts the natural characteristics and functions of the existing beach.

-COASTAL HAZARD AREA - The entire property is located within the Coastal Hazard area. The project is consistent with the CCMA as it does not introduce any new hazards to life and property and does not alter the existing water circulation patterns or salt water exchange patterns of the property. The project is compliant with adverse impacts as it does not significantly alter the shoreline or local bathymetry from existing conditions.

-COASTAL WATERS - The property abuts Long Island Sound. The project is consistent with the CCMA as the project does not alter the water quality, water circulation, drainage or productivity of the Sound. The project is compliant with the identified adverse impacts as it does not introduce turbidity, nutrients, contaminants to Long Island Sound or alter its water chemistry .

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- ☒ **General Development*** - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☒ **Water-Dependent Uses**** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)
- ☐ **Ports and Harbors** - CGS § 22a-92(b)(1)(C)
- ☐ **Coastal Structures and Filling** - CGS § 22a-92(b)(1)(D)
- ☐ **Dredging and Navigation** - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ **Boating** - CGS § 22a-92(b)(1)(G)
- ☐ **Fisheries** - CGS Section 22a-92(c)(1)(I)
- ☐ **Coastal Recreation and Access** - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ **Sewer and Water Lines** - CGS § 22a-92(b)(1)(B)
- ☐ **Fuel, Chemicals and Hazardous Materials** - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ **Transportation** - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ **Solid Waste** - CGS § 22a-92(a)(2)
- ☐ **Dams, Dikes and Reservoirs** - CGS § 22a-92(a)(2)
- ☐ **Cultural Resources** - CGS § 22a-92(b)(1)(J)
- ☐ **Open Space and Agricultural Lands** - CGS § 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Town of Westport Coastal Area Application Form

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS §§ 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary):

Water-Dependant Uses - The property is private and therefore not appropriate for water dependant uses.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects.

Identify the adverse impact categories below that apply to the proposed project or activity. The **Applicable** column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS § 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X

Town of Westport Coastal Area Application Form

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

- 1. Identify the adverse impact categories below that apply to the proposed project or activity.** The Applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed Water-dependent Uses

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS § 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use:

The property is private, supporting a single family residence. Therefore the property is not suitable for a water dependent use. The project however, does not inhibit future water dependent uses on this property.

Town of Westport Coastal Area Application Form

Part VIII: Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

No adverse impact to coastal resources or future water-dependent uses have been identified.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

No adverse impacts remain.

SUPPORTING MATERIAL/DOCUMENTATION

The P&Z Commission or the Zoning Board of Appeals may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information, list any supplemental materials (plans, report, etc.) that are being submitted in support of this application.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Town of Westport Zoning Regulations.


Applicant's Signature

12-23-19
Date

*Owner's Signature (if different from owner)

Date

* A letter of authorization from the owner may be submitted if the applicant is unable to obtain the owner's signature on this form.

Notice Letter

To whom it may concern:

Date Application Submitted: 12.23.2019

This letter is being sent to you to make you aware of the Application listed below.

Notice is hereby given that LANDTECH has filed a Site Plan Application
(Print Applicant's Full Name) (List Type of Application)

For Listed Proposed Project Description below (*Copy from Line #10*):

retaining a concrete planter and landscape wall

With the Town of Westport / *Planning and Zoning*

For approval for 50 Compo Mill Cove Westport CT
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission.
A Legal Notice of Public Hearing for this application will be, published twice prior to the hearing in a local newspaper.

To view application details please:

Visit www.westportct.gov under *Planning & Zoning Department, Pending Applications*, or
Visit the P&Z office in room 203 at Town Hall, 110 Myrtle Ave, Westport, CT 06880. Monday - Friday 8:30 - 4:30

To submit a letter of support or objection for above project: Mail or E-mail letter to pandz@westportct.gov.

For Future Reference:

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at www.westportct.gov.
2. On left tool bar Click: **Sign up for e-Notification**, Subscription page will open.
3. Type in your E-mail Address, *twice as requested*.
4. Click each **Board / Committee / Category** you want to receive E-mail Notifications from.
5. When you complete your selections, Click: **Subscribe**.
6. You will soon receive an E-mail confirmation.

Thank you, Tom Ryder
(Print Applicant's Full Name)

50 Compo Abutters List

Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
E04071000	E04071000	E04071000	COMPO MILL COVE	NORTHROP JEFF A TRUSTEES	100 COMPO MILL COVE	WESTPORT	CT	06880
E04072000	E04072000	E04072000	43 COMPO MILL COVE	EISENBERG DOUGLAS AND FRIEDMAN ANDREA	43 COMPO MILL COVE	WESTPORT	CT	06880
E04073000	E04073000	E04073000	COMPO MILL COVE	COMPO COVE PARK ASSOCIATION	54 COMPO MILL COVE	WESTPORT	CT	06880
E04086000	E04086000	E04086000	60 COMPO MILL COVE	KANDELL ALICE S	59 EAST 54TH ST STE 51	NEW YORK	NY	10022
E04087000	E04087000	E04087000	58 COMPO MILL COVE	BLISS DAVID R & MARGARET S	58 COMPO MILL COVE	WESTPORT	CT	06880
E04088000	E04088000	E04088000	56 COMPO MILL COVE	DENKIN EDYTHE	56 COMPO MILL COVE	WESTPORT	CT	06880
E04089000	E04089000	E04089000	54 COMPO MILL COVE	FRIEDLAND MICHAEL & LAURI LEVITT	54 COMPO MILL COVE	WESTPORT	CT	06880
E04090000	E04090000	E04090000	52 COMPO MILL COVE	SCHATTMAN CLAUDIA K & GLENN L	52 COMPO MILL COVE	WESTPORT	CT	06880
E04092000	E04092000	E04092000	48 COMPO MILL COVE	48 MILL COVE LLC	44 COMPO MILL COVE	WESTPORT	CT	06880
E04093000	E04093000	E04093000	46 COMPO MILL COVE	SUMMER & SPRING LLC	46 COMPO MILL COVE	WESTPORT	CT	06880
E04094000	E04094000	E04094000	44 COMPO MILL COVE	COMPO COVE LLC	223 HILLSPOINT RD	WESTPORT	CT	06880
E04095000	E04095000	E04095000	42 COMPO MILL COVE	COMPO COVE LLC	223 HILLSPOINT RD	WESTPORT	CT	06880
E04096000	E04096000	E04096000	COMPO MILL COVE	NORTHROP JEFF A TRUSTEE	100 COMPO MILL COVE	WESTPORT	CT	06880
E04097000	E04097000	E04097000	40 OLD MILL RD	TOWN OF WESTPORT	110 MYRTLE AVE	WESTPORT	CT	06880